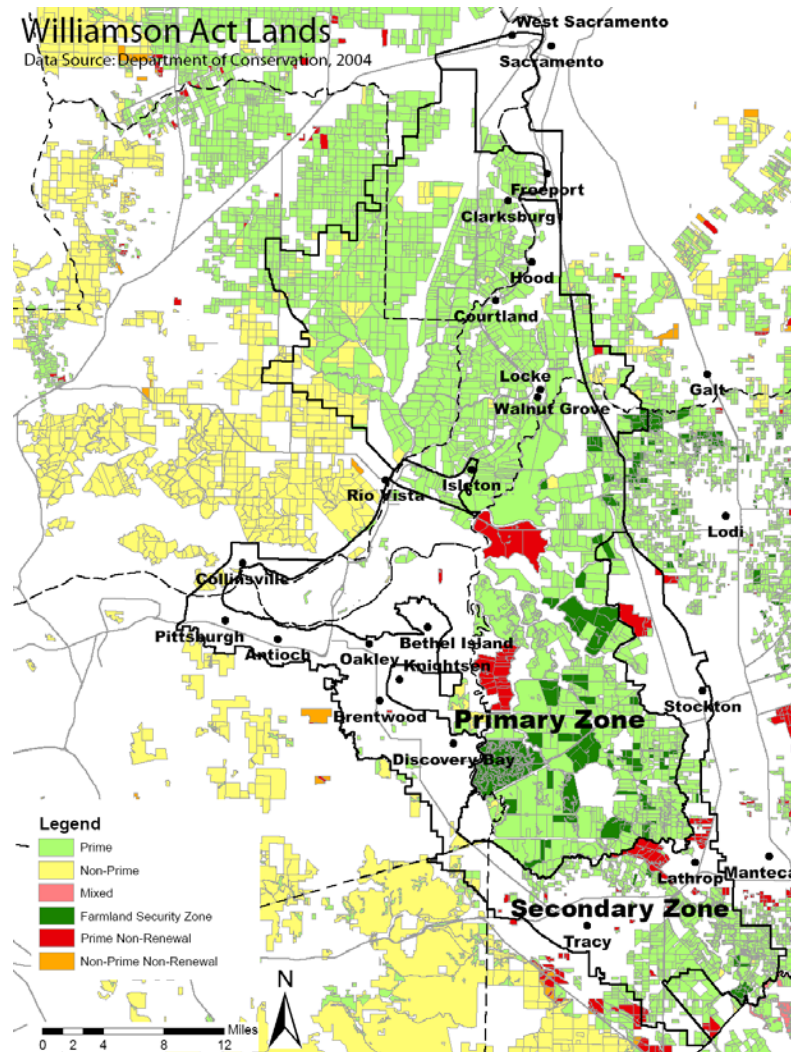


Multi-benefits of Agricultural Land



Williamson Act/Open Space

1/3 of all Private Land in California is Under Contract



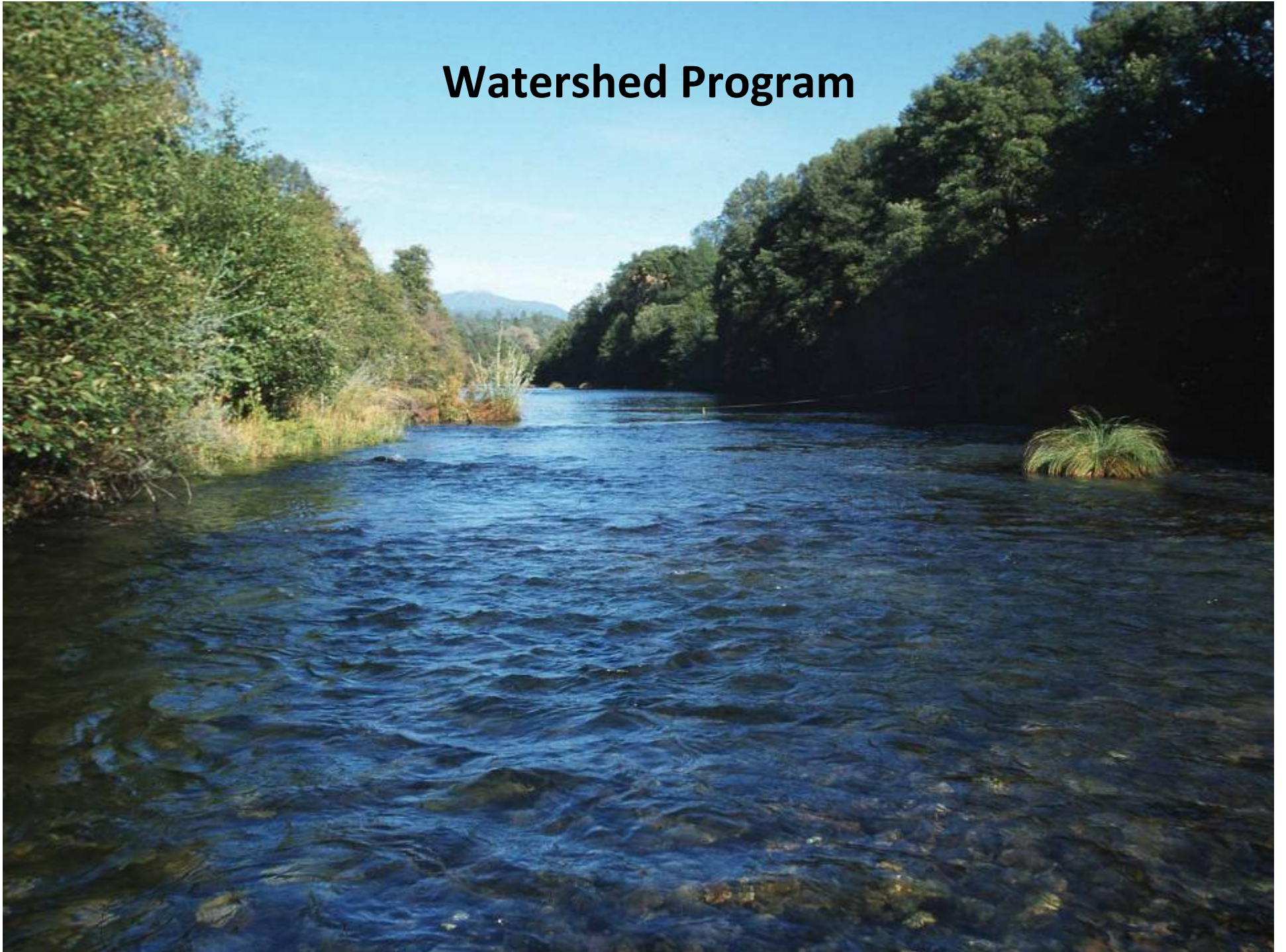
California Farmland Conservancy Program



**Llano Seco Rancho
FRPP working with WCB
and Fish and Game**



Watershed Program



Vineyard removes fish barrier on Murphy Creek in the Lower Mokelumne River watershed



Increase salmon stream by 8 miles above the removed dam



Resource Conservation Districts



New Crops/New Opportunities



- **Alameda County Mitigation Program**
- **15,000 Acres of Inventoried Conservation Values on Private Farmland**

Farmland Mapping



STATE OF CALIFORNIA
Arnold Schwarzenegger, Governor
THE RESOURCES AGENCY
Mike Christman, Secretary
DEPARTMENT OF CONSERVATION
Bridgett Luther, Director

CALIFORNIA DEPARTMENT OF CONSERVATION
DIVISION OF LAND RESOURCE PROTECTION
FARMLAND MAPPING AND MONITORING PROGRAM



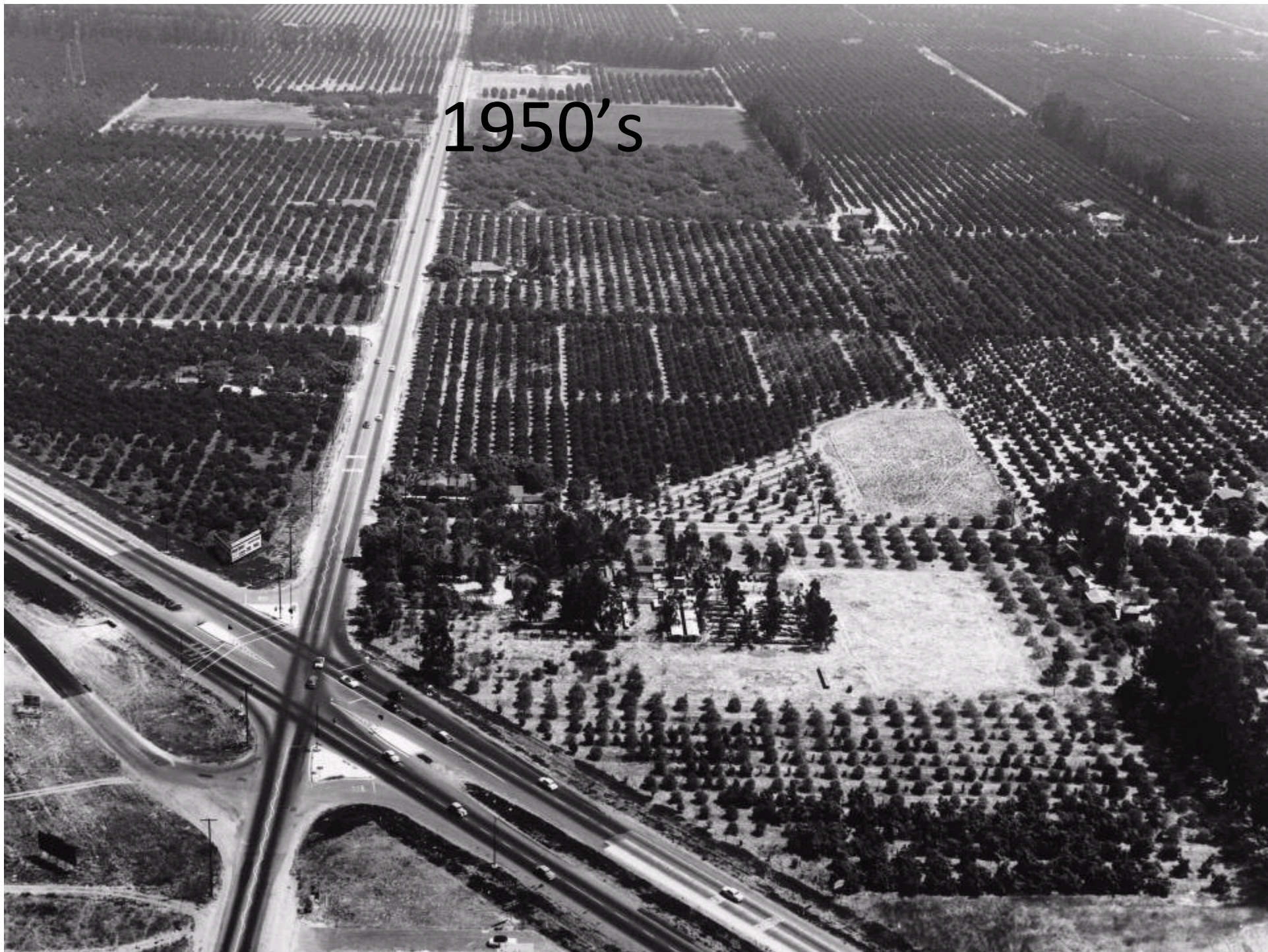
California lost 170,982 acres of farmland and grazing land between 2002 and 2004.



1938



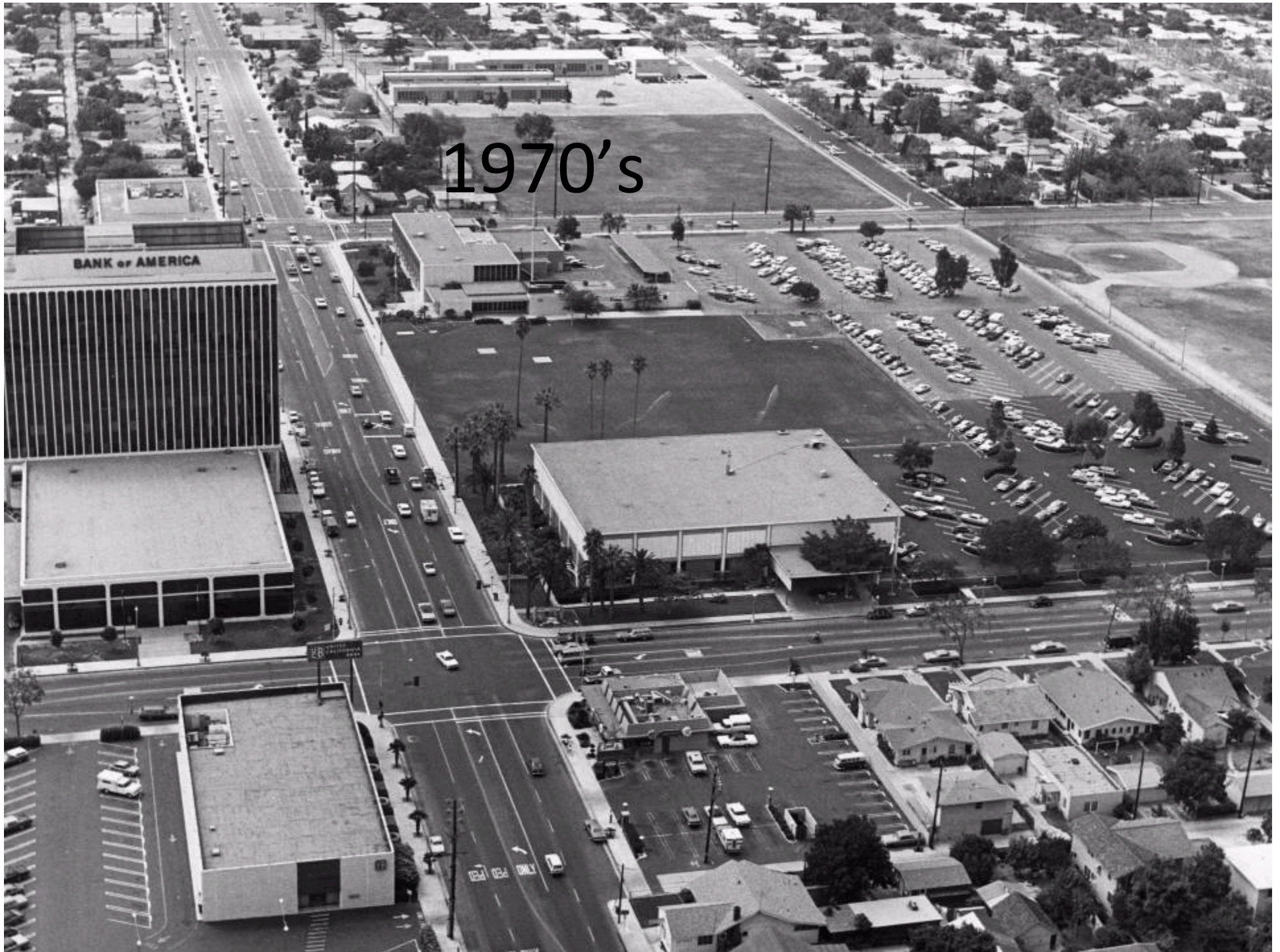
1950's



1960's

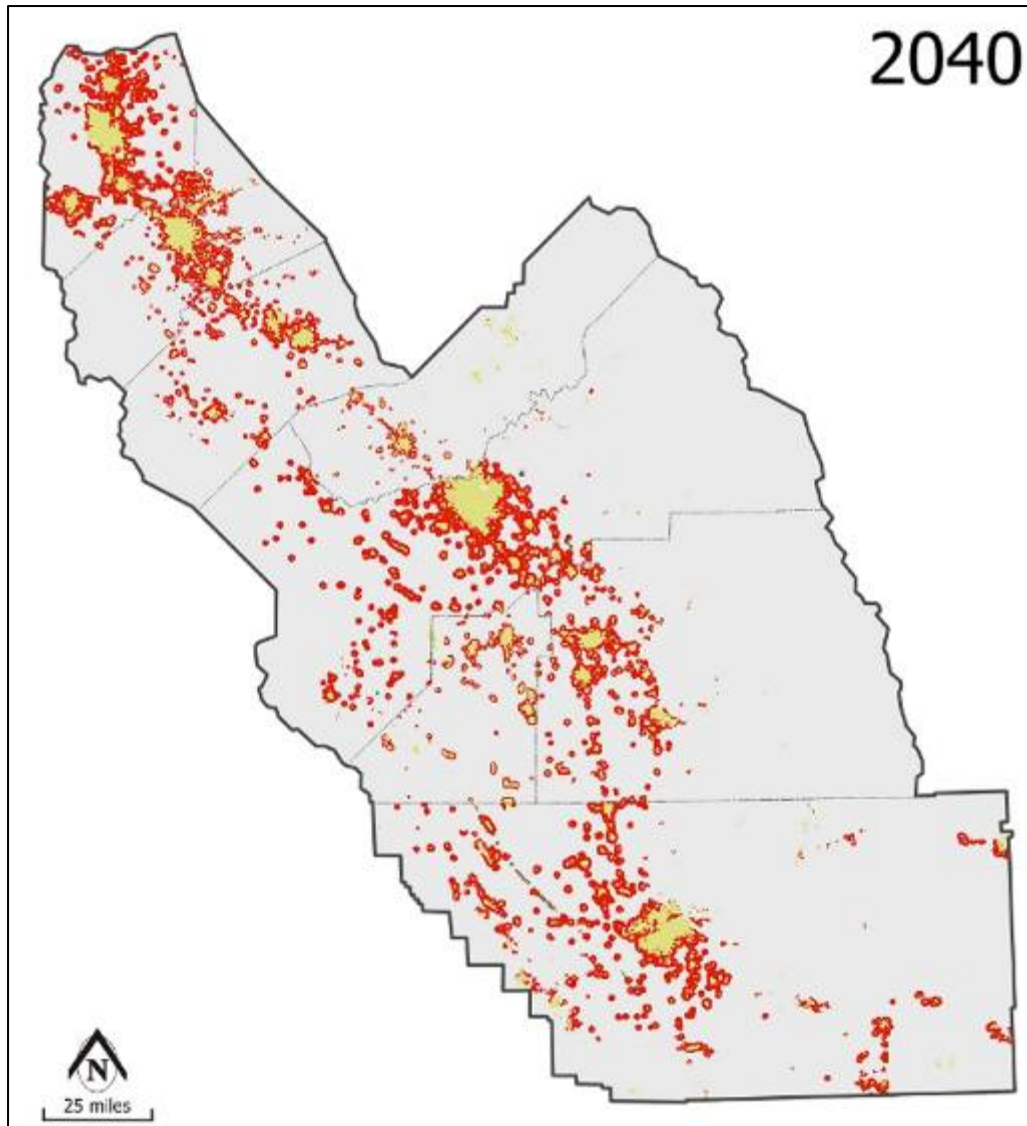


1970's



“Status Quo” Scenario

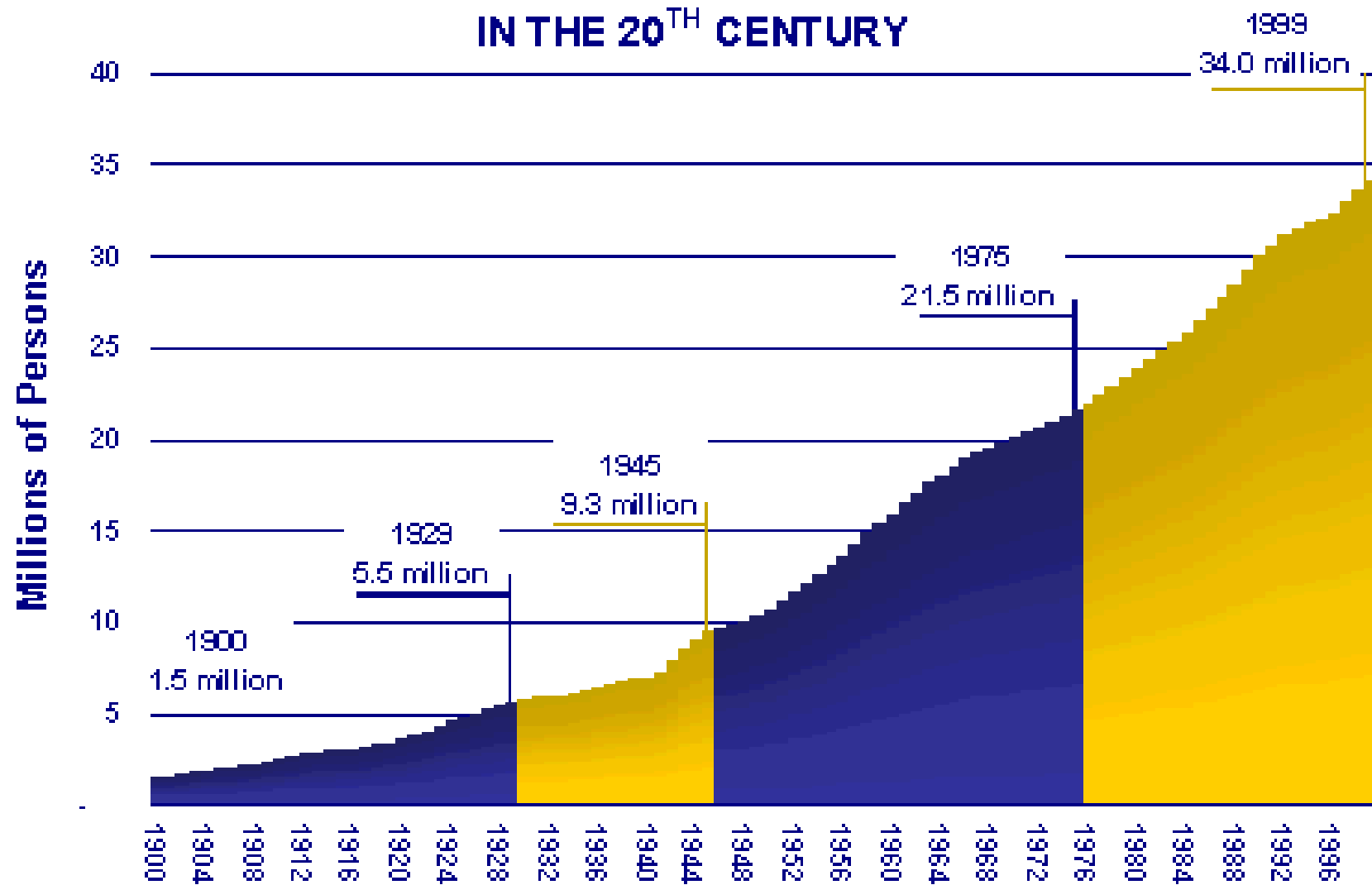
assumes development patterns of the past
60 years continue for next 40



26% reduction in
farmland and almost
continuous urbanization
along Hwy. 99

Source: “Urban Development Futures in the San Joaquin Valley” Michael Teitz, Public Policy Institute of California, www.ppic.org

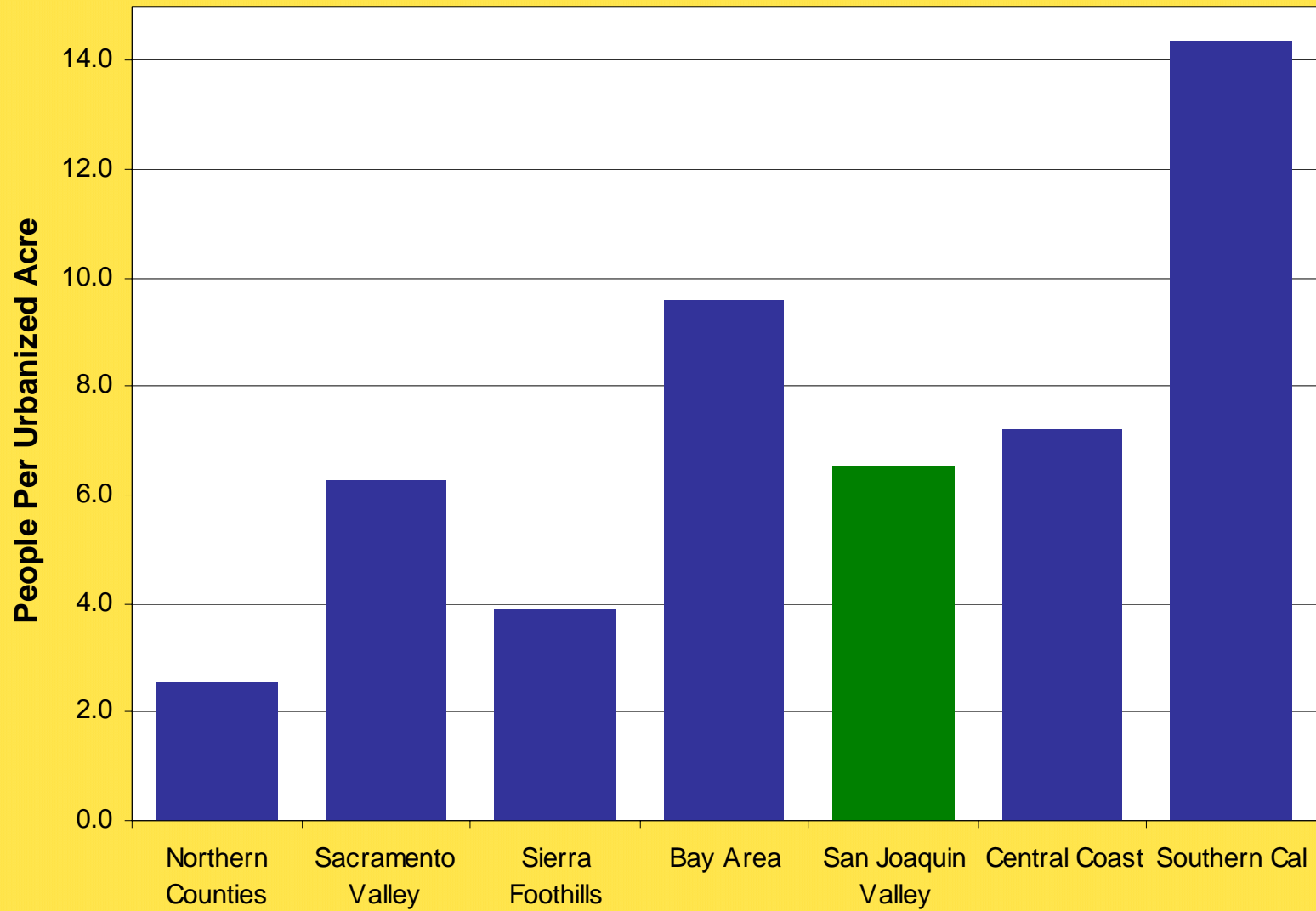
CALIFORNIA'S POPULATION IN THE 20TH CENTURY



“Fiscalization of Land Use”

- Local land taxes policy is encouraging the development of agricultural land and a competition between cities and counties as to which will develop agricultural land first.
- The use of a site-based formula instead of a per-capita basis to allocate sales tax revenue has encouraged communities to attract revenue-producing development with low service needs, such as auto malls and “big-box” retailers.

Overall Urban Density in 2004



The Legislature also finds that decisions involving the future growth of the state, most of which are made and will continue to be made at the local level, should be guided by an effective planning process, including the local general plan, and should proceed within the framework of officially approved statewide goals and policies directed to land use, population growth and distribution, development, open space, resource preservation and utilization, air and water quality, and other related physical, social and economic development factors.

Government Code § 65030.1

Land Use Decisions Matter

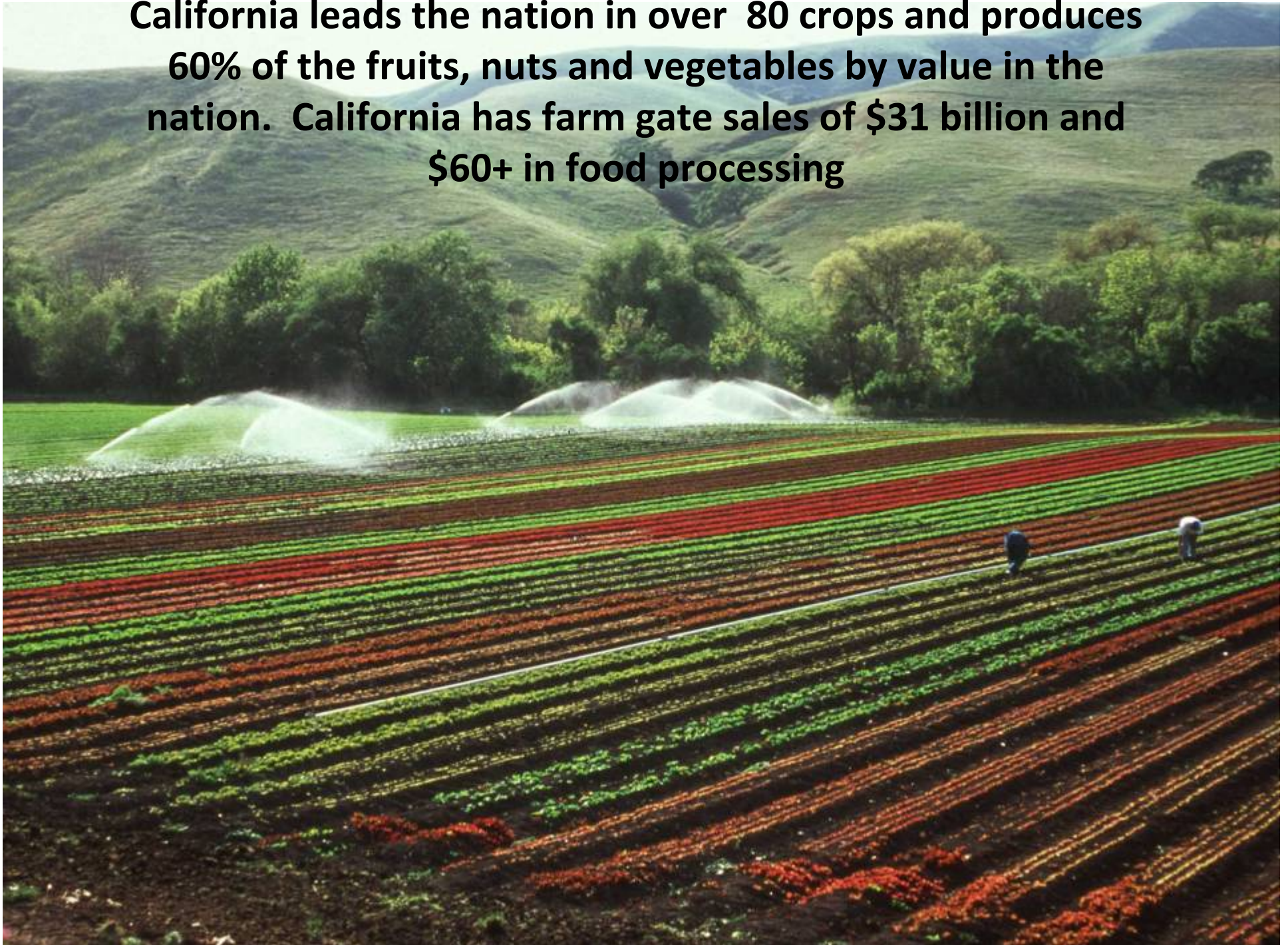


“California’s land is an exhaustible resource, not just a commodity, and is essential to the economy, environment, and general well-being of the people of California.”

Gov. Code § 65030

California Planning and Zoning Law

California leads the nation in over 80 crops and produces 60% of the fruits, nuts and vegetables by value in the nation. California has farm gate sales of \$31 billion and \$60+ in food processing



Prime Farmland



IMPORTANT FARMLAND IN CALIFORNIA, 2004

CALIFORNIA DEPARTMENT OF CONSERVATION
DIVISION OF LAND RESOURCE PROTECTION
FARMLAND MAPPING AND MONITORING PROGRAM

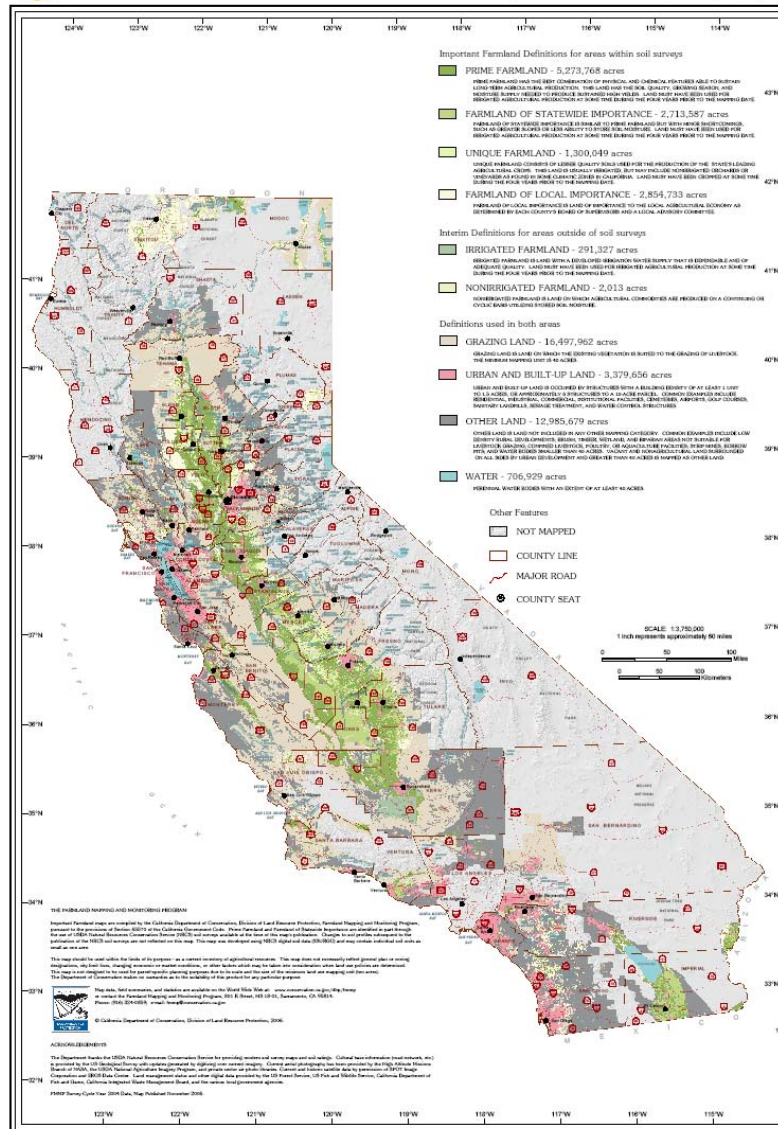


Figure : Soil Permeability

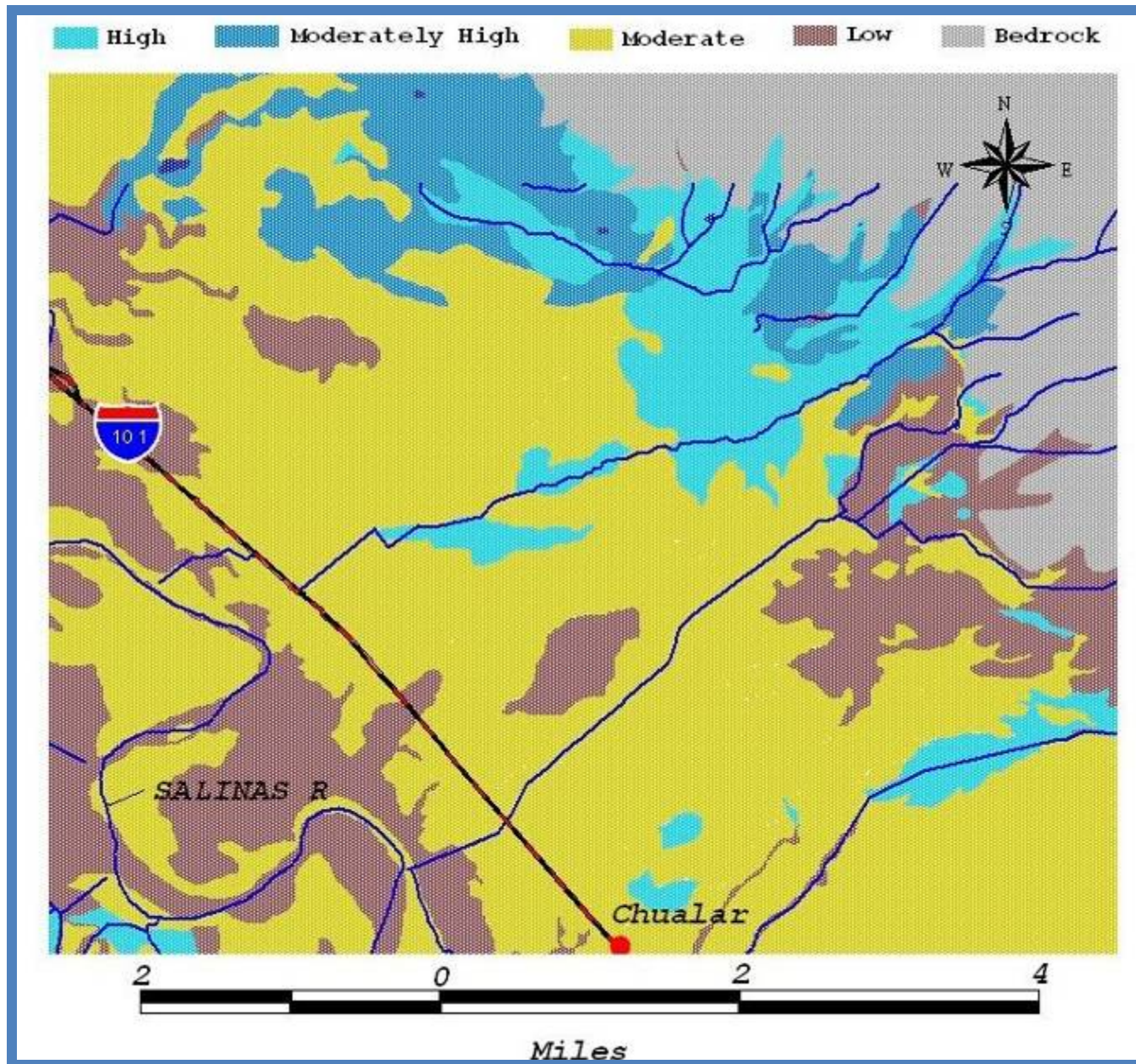
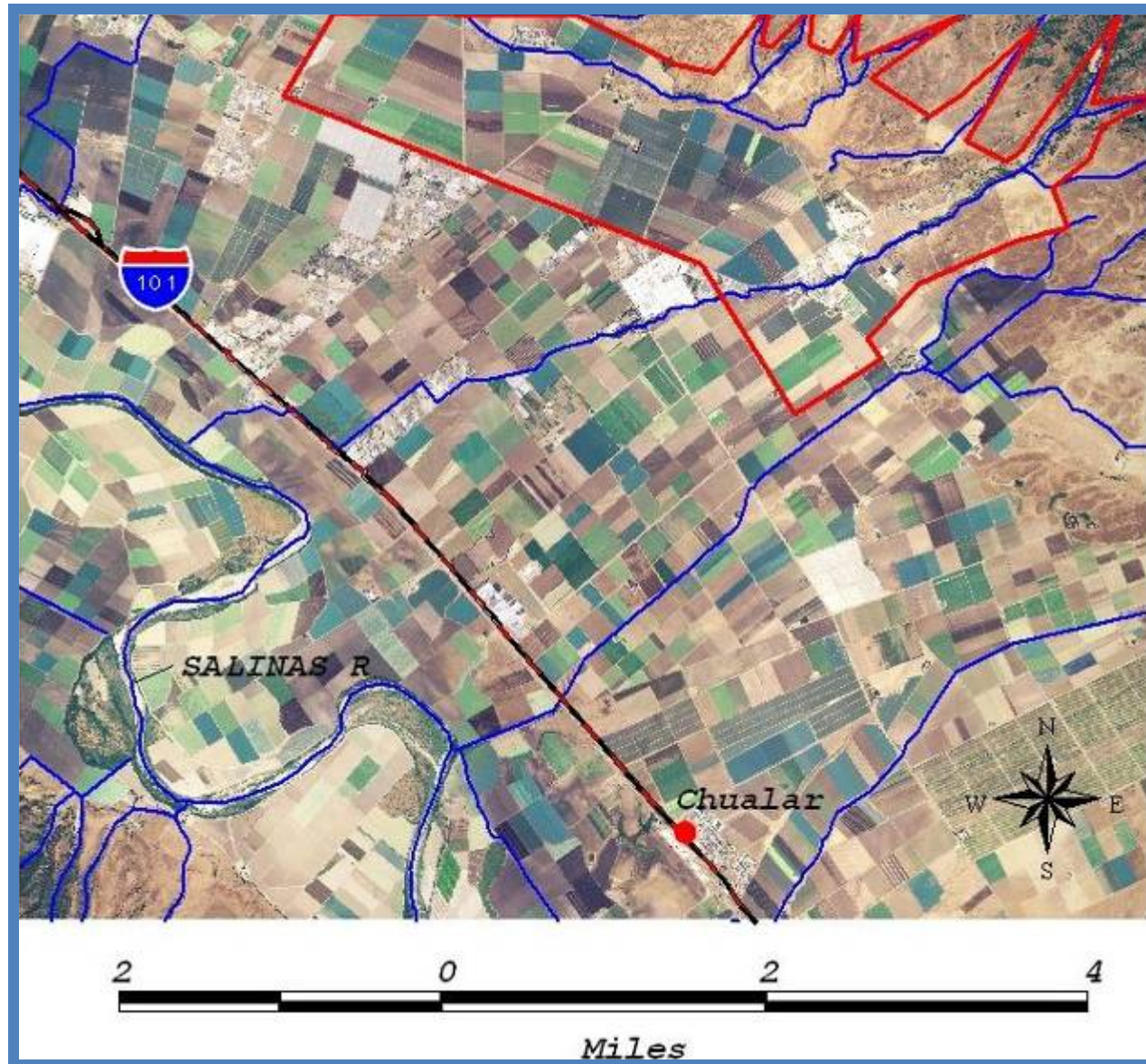
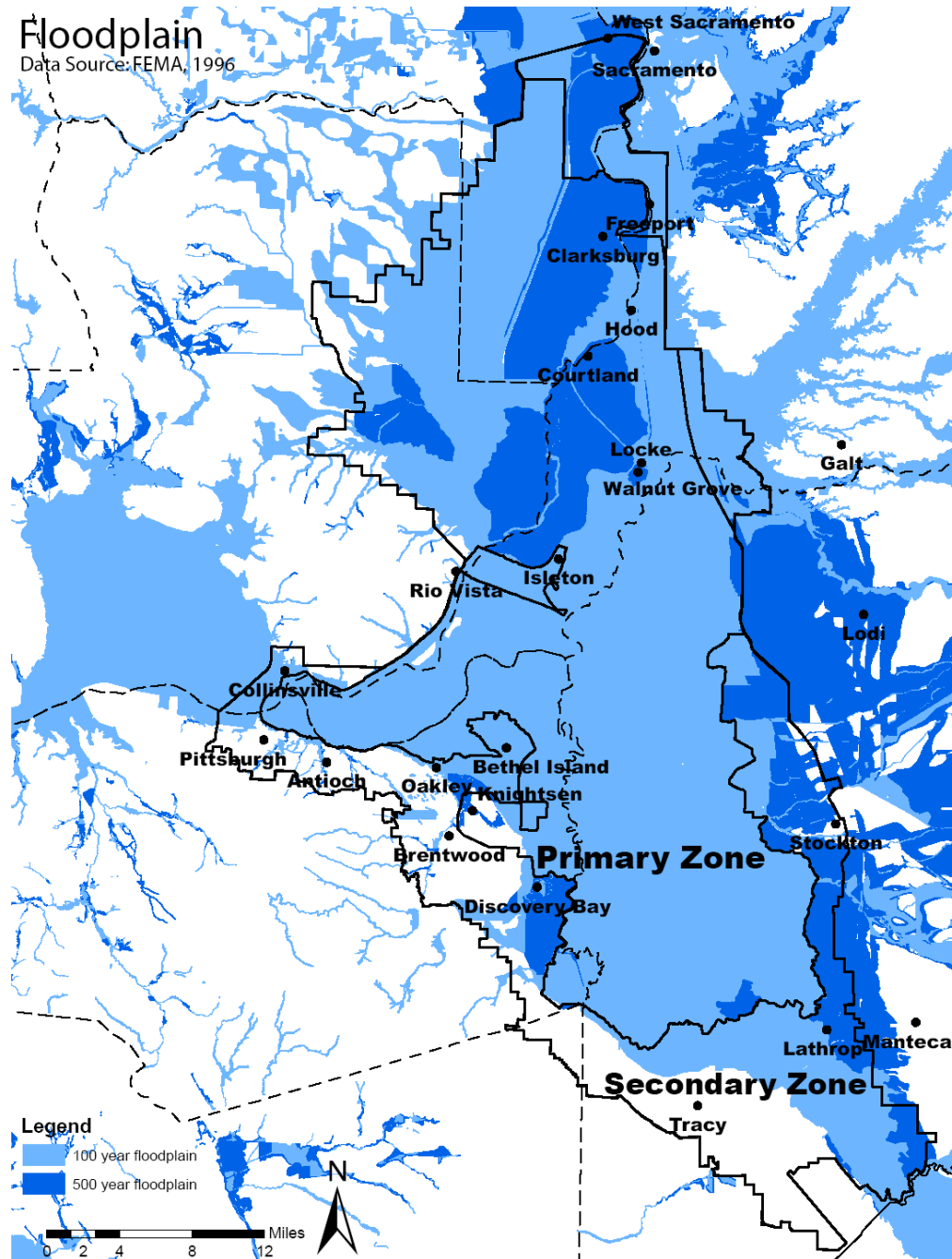


Figure : Ground Water Recharge Area



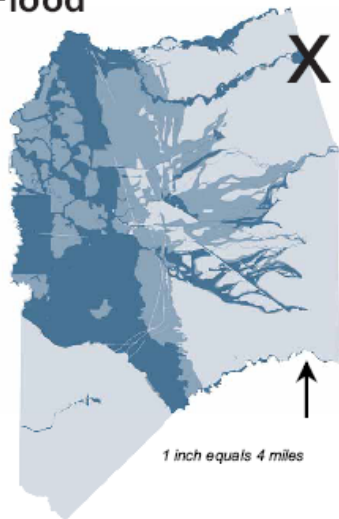
Floodplain

Data Source: FEMA, 1996





Flood



x 1

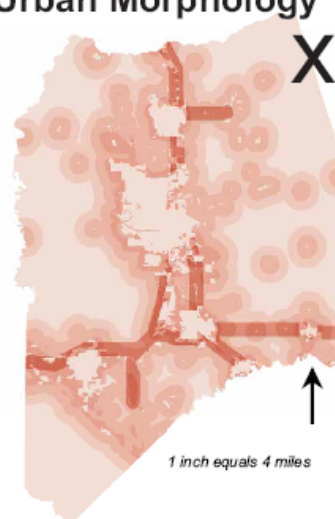
Highest Priority
FEMA 100-Year Flood Plain
above -1m elevation

Medium Priority
FEMA 500-Year Flood Plain
FEMA 100-Year Flood Plain
below -1m elevation

Lowest Priority
Not in the FEMA Flood Plain

1 inch equals 4 miles

Urban Morphology



x 3

Highest Priority
Scenic Highway +
Growth:
2004 urban - 2050

Higher
Scenic Highway +
Growth:
2050 - 1mi buffer

Medium High
Scenic Highway +
Growth:
1mi - 2mi buffer

Medium
Scenic Highway OR
Growth:
2004 urban - 2050

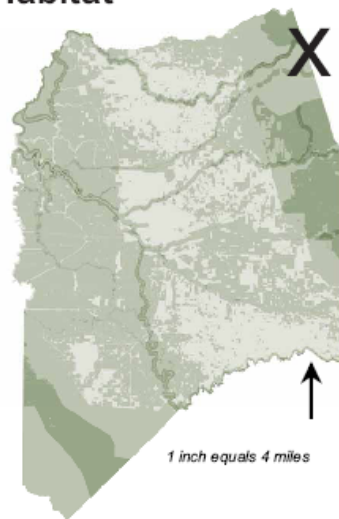
Low
Growth:
2050 - 1mi buffer

Lowest Priority
Growth:
1mi - 2mi buffer

No Priority

1 inch equals 4 miles

Habitat



x 2

Highest Priority
Has Riparian Vegetation
Has a Major River
3 Types of Habitat Reserve

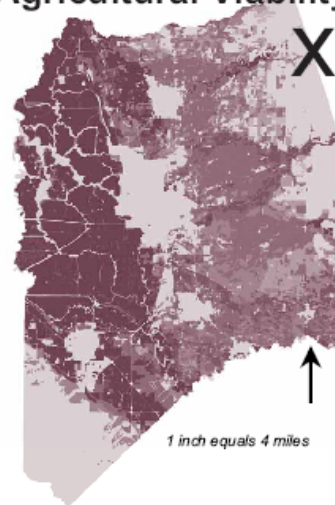
Medium Priority
Has Natural Vegetation
Has a Minor River
2 Types of Habitat Reserve

Low Priority
Has a Habitat Crop
No Riparian Corridor
1 Type of Habitat Reserve

No Priority

1 inch equals 4 miles

Agricultural Viability



x 2

Highest Priority
Prime or Local +
Surface Water

Higher
Prime or Local +
Surface Water
Statewide + Surface

Medium High
Prime or Local +
Ground Water
Statewide + Mixed
Unique + Surface

Medium
Statewide + Ground
Unique + Mixed

Low
Unique + Ground

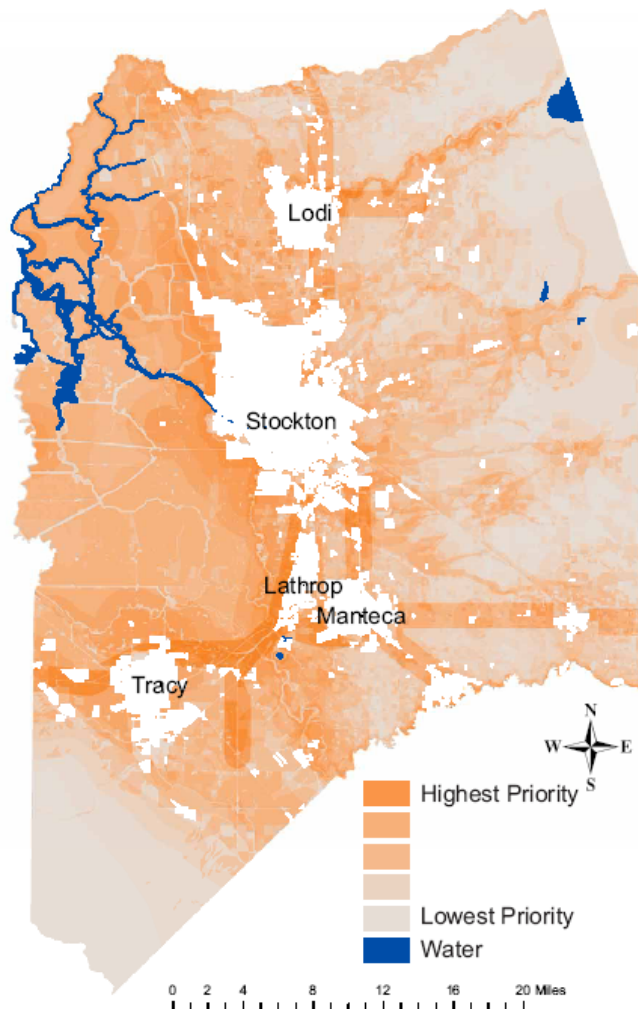
Lowest Priority
Unique + No Water

No Agriculture

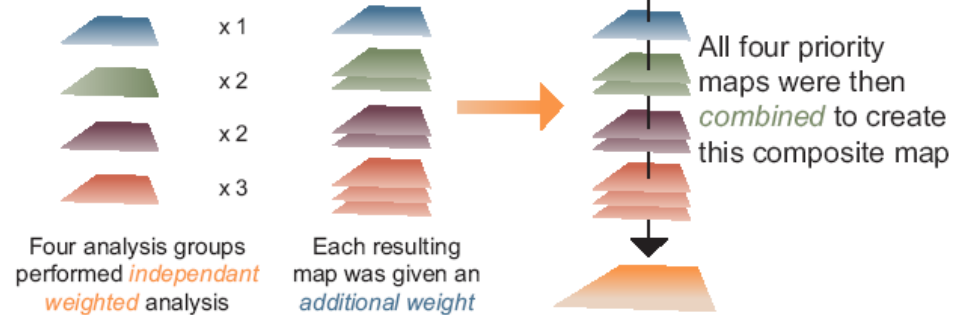
1 inch equals 4 miles

ANALYSIS

Randi Adair, Wenjing Huang, Freyja Knapp, Anne Martin, Stephen Miller, Shiva Niazi, Brooke Ray Smith, Jane Wardani, Alex Westhoff, Carmen Wong; Tim Duane, Randy Hester



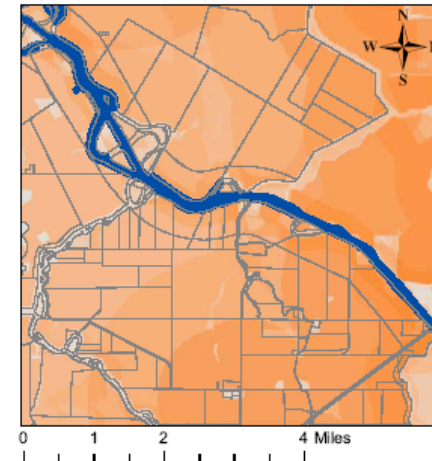
WEIGHTED OVERLAY LOGIC



This analysis provides a *different methodology* that could be used to identify parcels or regions to be targeted for conservation.

A caveat to this kind of analysis is that the *underlying logic* must be accepted.

The result can be a *detailed range* of priorities tailored by various levels of detail included in the foundational analysis.

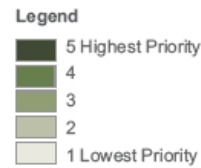


COMPOSITE MAP

Randi Adair, Wenjing Huang, Freyja Knapp, Anne Martin, Stephen Miller, Shiva Niazi, Brooke Ray Smith, Jane Wardani, Alex Westhoff, Carmen Wong; Tim Duane, Randy Hester



Agricultural Conservation Priorities



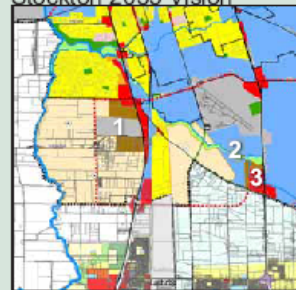
DISTINGUISHING THE UNIQUE IDENTITIES OF STOCKTON & LATHROP

PRIORITIES AND LOGIC:

- Detail the General Plan Zoning to ensure Compatability of Uses.
- Acknowledge Flood-Prone Regions.
- Coordinate with Riparian Zones for Wildlife Protection and Balance.
- Maintain Independent Urban Identities by creating an Agricultural Buffer between towns.
- Preserve Agricultural Experience of the Valley by maintaining Viewsheds.
- Emphasize Prime Agricultural Land that is not currently within the Williamson Act, nor is Non-Renewal Land.



General Plan Stockton 2035 Vision



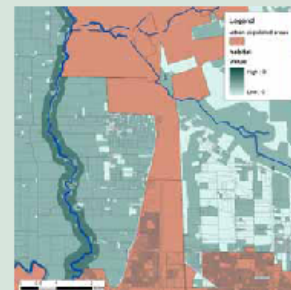
Concerns in Proposed Land Use Arrangement in the Proposed Stockton General Plan

1. Very-Low Density Homes are adjacent to Offices, County Hospital and County Juvenile Hall.
2. Narrow Open Space and Creek Preservation along Industrial land use may be vulnerable to industrial pollution.
3. New Administrative and Commercial land uses replace existing cemetery site.

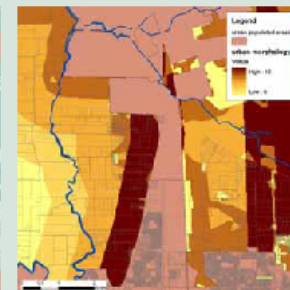
Flood



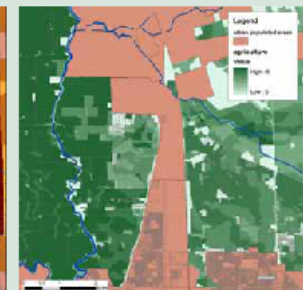
Habitat



Urban Form



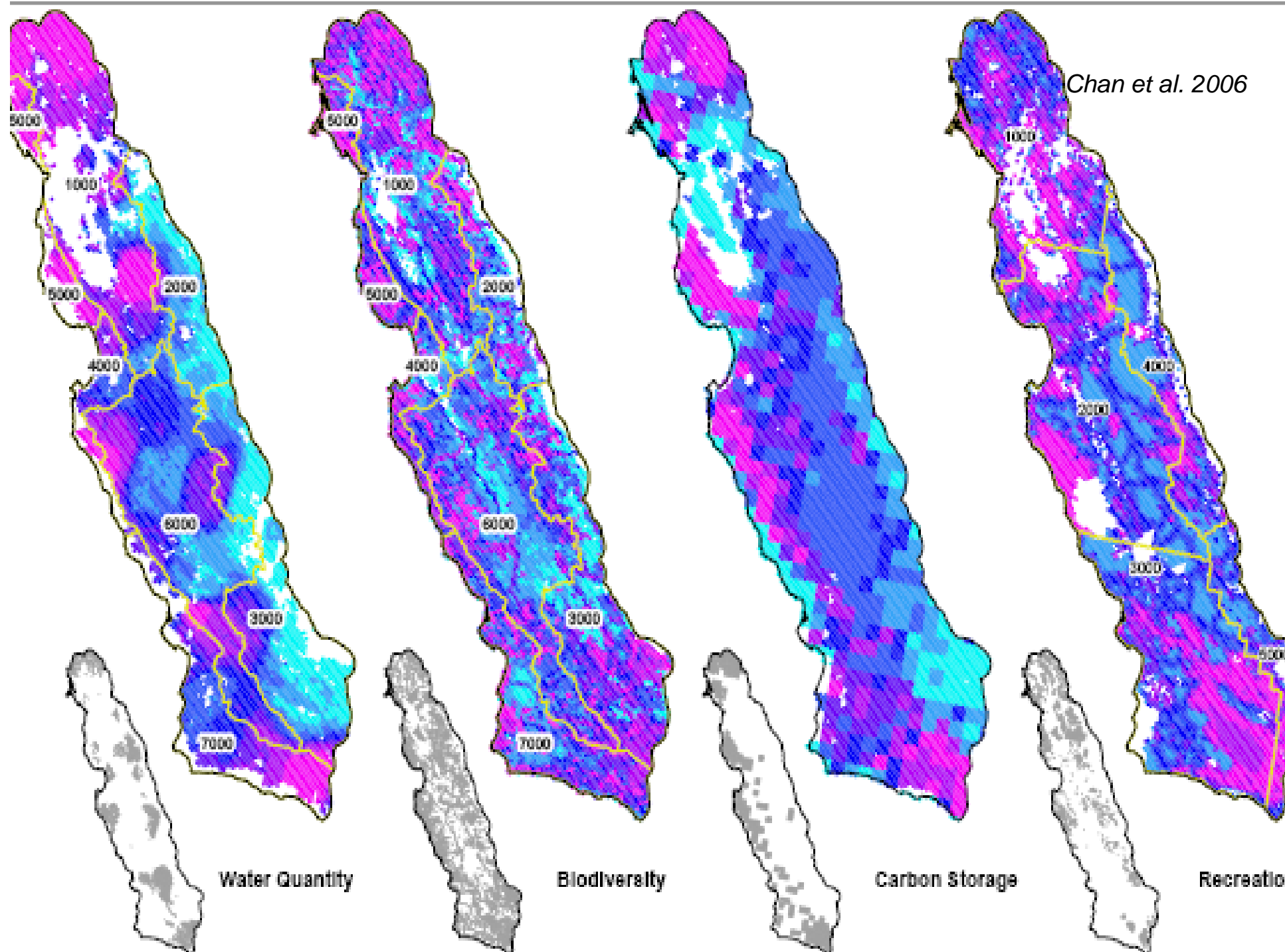
Agricultural Viability



Case 2: S. Stockton / Lathrop

Randi Adair, Wenjing Huang, Freyja Knapp, Anne Martin, Stephen Miller, Shiva Niazi, Brooke Ray Smith, Jane Wardani, Alex Westhoff, Carmen Wong; Tim Duane, Randy Hester

Chan et al. 2006





Agricultural conservation and collaboration to maximize public benefits in the Central Valley

CVFT and those concerned with urban identity, wildlife habitat, and flood management can leverage one another's resources and extend this analysis throughout the CVFT area

Public benefits accruing from agricultural conservation:



Supports local, regional, state economies



Decreases flood damage and liability



Maintains identity of Central Valley cities



Conserves contiguous habitat for unique species



Farmland with high conservation values

Public benefits

Conservation priorities

Riparian corridors

Species habitat
Water source for irrigation
Buffer against flooding

Areas where conversion would have detrimental impacts on habitat

Flood plains

Reduced public liability due to flooding
Buffer against flooding
Species habitat

Areas where conversion would increase flood risks and liability

Areas between cities

Greenbelt & recreation
Preserved urban identity

Areas that define urban identity and form boundaries of growing cities

Outskirts of cities

Rural/urban edge definition
Sprawl containment

Farmland most threatened by urban conversion and not covered by Williamson Act contract

Recommendations

Randi Adair, Wenjing Huang, Freyja Knapp, Anne Martin, Stephen Miller, Shiva Niazi, Brooke Ray Smith, Jane Wardani, Alex Westhoff, Carmen Wong; Tim Duane, Randy Hester